

013.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

883,500 /

883,500

USE VALUE:

883,500 /

883,500

ASSESSED:

883,500 /

883,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
88		LAKE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: FETFATSIDIS PANAGIOTA TRS

Owner 2: 88 LAKE STREET REALTY TRUST

Owner 3:

Street 1: 92 METROPOLITAN AVE

Street 2:

Twn/City: ROSLINDALE

St/Prov: MA Cntry: Own Occ: N

Postal: 02131 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 5,440 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Clapboard Exterior and 2642 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5440		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					419,904						419,900	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							10115
GIS Ref							
GIS Ref							
Insp Date							04/21/18

**USER DEFINED**

Prior Id # 1:	10115
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:54:17
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Parcel ID								
013.0-0002-0008.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	459,000	4700	5,440.	419,900	883,600	883,600
2019	104	FV	355,800	4700	5,440.	446,100	806,600	806,600
2018	104	FV	351,900	4700	5,440.	325,400	682,000	682,000
2017	104	FV	329,200	4700	5,440.	283,400	617,300	617,300
2016	104	FV	329,200	4700	5,440.	241,400	575,300	575,300
2015	104	FV	291,800	4700	5,440.	236,200	532,700	532,700
2014	104	FV	291,800	4700	5,440.	194,200	490,700	490,700
2013	104	FV	304,200	4700	5,440.	184,800	493,700	493,700

**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
FETFATSIDIS/ETA	23259-76		6/2/1993			1	No	A		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/21/2018	Meas/Inspect	PH	Patrick H
4/9/2018	MEAS&NOTICE	BS	Barbara S
2/12/2009	Meas/Inspect	294	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average												
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:													
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:													
Foundation:	2 - Conc. Block			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	2 - Clapboard			A HBth:		Rating:													
Sec Wall:	1 - Wood Shingl	50 %		OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average												
Color:	WHITE/BROWN			A Kits:		Rating:													
View / Desir:				Fpl:	2	Rating:	Average												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1926	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		2	6	2							
Sec Int Wall:		%		Economic:			%	Additions:											
Partition:	T - Typical			Special:			%	Kitchen:											
Prim Floors:	3 - Hardwood			Override:			%	Baths:											
Sec Floors:	5 - Lino/Vinyl	20 %		Total:	31			Plumbing:											
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ:	170.00			Heating:											
Bsmnt Gar:				Size Adj.:	1.05634665			General:											
Electric:	3 - Typical			Const Adj.:	0.97418028			<b>COMPARABLE SALES</b>											
Insulation:	2 - Typical			Adj \$ / SQ:	174.942			Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext:	S			Other Features:	116500														
Heat Fuel:	2 - Gas			Grade Factor:	1.00														
Heat Type:	5 - Steam			NBHD Inf:	1.00000000														
# Heat Sys:	2			NBHD Mod:															
% Heated:	100			LUC Factor:	1.00														
Solar HW:	NO	Central Vac: NO		Adj Total:	665133														
% Com Wall		% Sprinkled:		Depreciation:	206191				Juris. Factor:		Before Depr:	174.94							
				Deprecated Total:	458942				Special Features:	0	Val/Su Net:	104.22							
									Final Total:	458900	Val/Su SzAd:	177.59							
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:																			
Model:								Serial #:											
SPEC FEATURES/YARD ITEMS								Year:											
								Color:											
<b>PARCEL ID</b> 013.0-0002-0008.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		120X18	A	AV	1926		21.94	T	40	104			4,700			
More: N	Total Yard Items:	4,700		Total Special Features:					Total:			4,700							